

MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Tuesday, January 17, 2012  
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), M. Beal, R. Hall, G. Lewis, P. Plante, B. Pociask,  
K. Rawn, B. Ryan  
Members absent: K. Holt  
Alternates present: B. Chandy, V. Ward  
Staff Present: Linda M. Painter, Director of Planning and Development

Chairman Goodwin called the meeting to order at 7:02 p.m. and appointed alternate Stearns Ward to act in Holt's absence and Beal volunteered to be Acting Secretary.

Rawn MOVED, Ryan seconded, to add to the Agenda under New Business, PZC Alternate Vacancy.  
MOTION PASSED UNANIMOUSLY.

**Minutes:**

January 3, 2012 Meeting: Hall MOVED, Ryan seconded, to approve the 1/3/12 Meeting minutes as written.  
MOTION PASSED with all in favor except Pociask who disqualified himself.

**Zoning Agents Report:**

Noted

**Old Business:**

- a. **Special Permit Application for Fill, 28 Old Kent Road, J. James owner/applicant, PZC File #1306**  
After extensive discussion regarding the waivers, concerns for landscaping, drainage, fencing, maintenance of the "dry well", parking surfaces and potential conditions, Rawn volunteered to work with staff to draft a denial motion and Plante volunteered to work with staff to draft an approval motion for the next meeting. It was also noted that there continues to be a need for an established penalty for individuals who do work without a permit.
- b. **Continued Discussion of By-Laws**  
Painter reviewed the draft revisions to the PZC By-Laws with the Commission. Hall MOVED, Plante seconded, to accept the draft revisions as amended. MOTION PASSED UNANIMOUSLY.
- c. **Special Permit Application, Addition to Eastbrook Mall & Freestanding Building, 95 Storrs Road New England Design/applicant, (PZC File #432-6)**  
Item tabled until 2/6/12 continued Public Hearing.
- d. **Special Permit Application, Cumberland Farms, 643 Middle Turnpike & 1660 Storrs Road, Cumberland Farms, Inc./applicant, PZC File #1303-2**  
Item tabled until 2/6/12 Public Hearing.

**New Business:**

- a. **8-24 Referral: Hickory Lane**  
Plante MOVED, Hall seconded, that the PZC notify the Town Council that the proposed acquisition of the Ossen Property would promote Mansfield's Plan of Conservation and Development through protection of interior forest and improved access to existing preserved open space. MOTION PASSED UNANIMOUSLY.

b. **PZC Alternate Vacancy**

Susan P. Westa was present to introduce herself and answer any questions members had **after** reviewing her professional resume. Noting no questions or comments, Rawn MOVED, Beal seconded, to appoint Susan P. Westa as a PZC alternate. MOTION PASSED UNANIMOUSLY.

Goodwin congratulated Westa and reminded her that she will need to be sworn in to her new position by the Town Clerk prior to the next meeting **on 2/6/12**.

**Reports from Officers and Committees:**

Beal noted that the next Regulatory Review Committee meeting will be on Wednesday, January 25<sup>th</sup> at 1:15 p.m. in Conference Room C and added that there will be a presentation by Michael Dietz, UConn Cooperative Extension Program, on Low Impact Development.

**Communications and Bills:** Noted.

**Executive Session:**

Strategy and negotiations with respect to pending claim and litigation, Connecticut General Statutes section 1-200(6)(B).

Hall MOVED, Ryan seconded, at 8:20 p.m. to enter into Executive Session to discuss the pending court case of Bruce and Franca Hussey vs. Town of Mansfield Planning and Zoning Commission MOTION PASSED UNANIMOUSLY. Members present were Goodwin, Beal, Hall, Lewis, Plante, Pociask, Rawn, Ryan and alternates Chandy and Stearns Ward. Also present were Dennis O'Brien, Town Attorney; and Linda M. Painter, Director of Planning and Development.

Beal MOVED, Stearns Ward seconded, at 9:08 p.m. to end the Executive Session. MOTION PASSED UNANIMOUSLY.

**Adjournment:**

Chairman Goodwin declared the meeting adjourned at 9:09 p.m.

Respectfully submitted,

Michael Beal, Acting Secretary